



To: Indiana Housing Finance Authority Board of Directors
From: Wendy Landes, Blake Blanch, Regina Patora, and Lisa Coffman
Date: February 28, 2002
Re: HOME Administrative Subrecipient Agreement Awards

Periodically, IHFA considers not-for-profit organizations or public agencies to serve as our subrecipient in administering a portion of the State's HOME Investment Partnerships Program (HOME) activities. In general, these activities have a statewide impact and serve to further the Authority's efforts in one or more of the following areas:

- General management, oversight, and coordination of the HOME program
- Providing public information to residents and citizen organizations participating in the planning, implementation, or assessment of projects being assisted with HOME funds
- Affirmatively furthering fair housing
- Compiling data in preparation for the State Consolidated Plan
- Complying with other Federal requirements such as affirmative marketing; minority outreach; environmental review; displacement, relocation, and acquisition; labor standards; lead-based paint; and conflicts of interest

Staff respectfully recommends awarding HOME administrative subrecipient agreements totaling \$271,876 to the following four organizations.

Indiana University Center for Real Estate Studies	SR-02-03
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Amount Requested	\$37,000.00
Amount Recommended:	\$37,000.00

Subrecipient Activity:	Update First Home Acquisition Limits
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The Center for Real Estate Studies (CRES) was established by the Indiana University Kelley School of Business in 1985 to provide a comprehensive real estate resource, serving as a vehicle for interaction between faculty, students, alumni, professional organizations, and others with an interest in real estate. Its mission is to act as a focal point for research, education, and service activities relating to the field of real estate.

IHFA gave CRES a HOME Subrecipient award to update the First HOME Acquisition Limits in March 2000. The IRS regulations for Mortgage Revenue Bonds (MRBs) allows states to use current and more comprehensive data to update these acquisition limits. Continuing to increase the acquisition limits will allow IHFA to provide MRB financing and HOME down payment assistance for low- and moderate-income homebuyers in areas of Indiana that are currently unable to access our program.

CRES proposes to perform an analysis to update the single-family acquisition limits for IHFA's First Home program. The objective will be to secure a comprehensive sample of sales data for each of the 92 counties, focusing their efforts on 40 "highest priority" counties identified by IHFA. CRES will then gather, compile, code, and format sales data.

Environmental Management Institute, Inc.	SR-02-04
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Amount Requested	\$22,000.00
Amount Recommended:	\$22,000.00

Subrecipient Activity: Lead Education Activities

Environmental Management Institute, Inc. (EMI) is a not-for-profit organization that provides training to individuals to become Lead-Based Paint Risk Assessors and Lead-Based Paint Construction Supervisors.

Improving Kids' Environment (IKE) is an organization that works closely with EMI and is currently applying for not-for-profit status. They are an advocacy coalition that facilitates tangible and significant improvements to children's health through reductions in environmental threats to children.

Through IKE, EMI will coordinate the Lead-Safe Indiana Task Force and the Annual Lead-Safe Indiana Conference:

- The Task Force will work to educate affordable housing providers about the lead-based paint regulations established by the U.S. Department of Housing and Urban Development (HUD) and how they must comply if they receive HUD funding.
- The annual conference will provide another educational opportunity for individuals and organizations interested in preventing lead-poisoning to learn more about the risks of lead-based paint and how to minimize them.

Indiana Association for Community Economic Development, Inc.	SR-02-05
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Amount Requested	\$112,682.00
Amount Recommended:	\$98,300.00

Subrecipient Activity: Housing Development Training

The Indiana Association for Community Economic Development, Inc. (IACED) is a statewide coalition of organizations dedicated to community and economic development. They provide services and training to help such groups improve their effectiveness in this field.

The National Development Council provides a 3-part training for individuals to become certified in affordable housing development finance. The training includes lessons in structuring the financing for both single- and multi-family housing developments. IACED will coordinate the logistics of bringing this training to Indianapolis for IHFA staff and, if room permits, statewide housing partners.

Amount Requested	\$123,711.00
Amount Recommended:	\$114,576.00

Subrecipient Activity: Promoting Affordable Housing for People With Disabilities

The Indiana Governor's Planning Council for People with Disabilities (GPCPD) was established by the Governor's Executive Order 97-23. Its mission is to promote total independence and productivity and community integration and inclusion for all persons with disabilities in Indiana.

GPCPD will subcontract with the Indiana University Institute on Disability and Community (IUIDC). The mission of IUIDC is to provide leadership that enables communities to include, support, and empower people with disabilities and family members.

Through this award, the IUIDC will encourage and promote affordable housing opportunities and home modification resources for people with disabilities. IUIDC will:

- educate agencies that work with people with disabilities about affordable housing programs and homeownership counseling resources so that they can better serve their clients,
- work to involve persons with disabilities in the State Consolidated Planning Process so that they may express their views on how their needs can be better served by the Federal programs covered by the Consolidated Plan,
- develop written materials targeted at people with disabilities that will supplement existing homeownership education materials and address their unique needs,
- research good models of home modification activities, both nationally and in Indiana, and
- survey Indiana homebuilders to determine their level of awareness and attitudes toward home modification activities as background information for the State Consolidated Plan.